



**City of Waukesha**  
 201 Delafield Street  
 Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> PC 5/27/2026 CC 6/2/2026
<b>ID Number:</b> PC26-0045	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Agenda Item Title:</b> <b>Certified Survey Map - 1535 E Racine Avenue – A request to approve a 2 Lot CSM splitting the 0.94-acre parcel located along the south side of Racine Avenue into two lots under the B-1 Neighborhood Business District.</b>	

<b>Issue Before the Council:</b> Review and act on the 2 Lot Certified Survey Map to divide the 0.94-acre parcel at 1535 E Racine Ave into to Lots, Lot 1 – 0.3860 acres and Lot 2 – 0.5552 acres.
<b>Options &amp; Alternatives:</b> The Plan Commission could recommend approval of the CSM with or without conditions or recommend denial. If the recommendation is to deny, the proposal may go on to the Common Council with a negative recommendation.
<b>Additional Details:</b> The applicant is requesting a 2 Lot redivision of the parcel at 1535 E Racine Ave. Lot 2 will encompass the northern portion of the parcel and contain the existing commercial building with the associated parking. Lot 2 will maintain the 1535 E Racine Ave address and street access onto Racine Avenue. Lot 1 will encompass the south end of the parcel and access will be from the existing easement along the south end of Lot. Lot 1 is adjacent to the recently approved Hawks Landing Development and is envisioned to be integrated into said development plans in the future.



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**What is the Strategic Plan Priority this item relates to:**

People-Centered Development

**What impact will this item have on the Strategic Plan Priority?**

**Financial Remarks:**

No Direct financial impact on the City

**Executive Recommendation:**

Staff recommends approval of Certified Survey Map with all City Department comments and concerns to be addressed.

**Suggested Motion:**

I move to approve the 2 Lot Certified Survey Map on 0.94-acres of land located at 1535 E Racine Avenue under the B-1 Neighborhood Business District.

**Reviewed By:**

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed